

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, August 19, 2014  
Ankeny City Hall – City Council Chambers  
410 W. First Street, Ankeny, Iowa

**CALL TO ORDER**

The August 19, 2014 meeting of the Plan & Zoning Commission was called to order at 6:35 pm by Chairman L. West.

**ROLL CALL**

Members present: T. Flack, D. Fliger, D. Godwin, P. Mollenhauer, S. Odson, T. Ripper, L. Voigt, L. West.  
Absent: G. Hunter. Staff present: E. Jensen, E. Carstens, J. Gould, E. Bodeker, T. Kuhn.

**AMENDMENTS TO THE AGENDA**

Motion by D. Fliger to approve the agenda as submitted. Second by T. Ripper. All voted aye. Motion carried 8 – 0.

**COMMUNICATIONS**

There were no communications.

**CITIZEN'S REQUEST**

There were no requests.

**CONSENT AGENDA ITEMS**

**Item #1. Minutes**

Motion to approve and accept the August 5, 2014 minutes of the Plan & Zoning Commission meeting.

**Item #2. Albaugh Industrial Park Plat 8 – Final Plat (County)**

Motion to recommend City Council approval of Albaugh Industrial Park Plat 8 Final Plat subject to applicable Polk County subdivision regulations in lieu of City of Ankeny subdivision regulations.

**Item #3. DRA Acres Plat 1 – Final Plat (County)**

Motion to recommend City Council approval of DRA Acres Plat 1 Final Plat subject to applicable Polk County subdivision regulations in lieu of City of Ankeny subdivision regulations.

Motion by D. Godwin to approve the recommendations for Consent Agenda Items #1 - #3. Second by L. Voigt. All voted aye. Motion carried 8 – 0.

**BUSINESS ITEMS**

**Item #4. Crosswinds Business Park Neighborhood Plan #2**

**Staff Report:** J. Gould presented an aerial map identifying the location of the Crosswinds Business Park as south of SE Corporate Woods Drive, west of SE Four Mile Drive and north of NE 54<sup>th</sup> Ave. (County) / SE 90<sup>th</sup> Ave. (City.) She explained that Crosswinds Business Park Neighborhood Plan #1 was approved in 2012 with 17 lots and 2 outlots. In Plan #2, Lots 1- 15 and Outlots Y and Z will remain as approved in Plat 1, Lots 16 – 20 show a different layout along with additional land to the south that was not included with Plan #1. Trail is planned within the neighborhood plan area along SE Crosswinds Drive and SE 77<sup>th</sup> Street; trail along SE Corporate Woods Drive and SE Four Mile Drive has been constructed. J. Gould advised the Commission that the letter from the developer included with the submittal stated that the additional 40 acres of ground is to accommodate a new business;

and although that user is no longer looking at the parcel, they are continuing with the updated plan for future development. An 8" water main is proposed along SE Crosswinds Drive to NE 54th Avenue (County)/SE 90th Street (City).

D.Godwin asked if there is land between Interstate and Crosswinds, not included in this PUD.

E.Jensen explained that there is DOT property along with ground under separate ownership.

S.Odson asked who paid for the SE Crosswinds paving and the water main. E.Jensen responded that a portion of the paving was paid through a RISE grant; and there is a development agreement outlining repayment to the City by property owners with the sale of land.

Motion by S.Odson to recommend City Council approval of Crosswinds Business Park Neighborhood Plan #2 revising Crosswinds Business Park Neighborhood Plan #1. Second by D.Fliger. All voted aye. Motion carried 8 – 0.

## **REPORTS**

### **City Council Meeting**

L.West reported on her attendance at the August 18, 2014 City Council meeting

### **Director's Report**

E.Jensen presented the tentative agenda items for the September 2, 2014 meeting. He asked the Commission for ideas for the annual Plan & Zoning Commission Retreat.

### **Commissioner's Reports**

S.Odson commented on an article on drilling & fracking in a recent APA Planning magazine which brought to light the difference between mineral rights and surface rights.

## **MISCELLANEOUS ITEM**

P.Mollenhauer will attend the September 2, 2014 City Council meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50 pm.

Submitted by Trish Kuhn, Secretary

Plan & Zoning Commission